

***Rising Sun Investments, LLC***  
***P.O. Box 939***  
***Stanley, ND 58784***

March 7, 2011

Mr. Don Longmuir  
Mountrail County Planner  
P.O. Box 248  
Stanley, ND 58784

Dear Don,

It was great to talk to you last week. I hope you had a relaxing and fun trip.

On behalf of Tom and Bill I want to thank you for placing the information out there for the development council's web site. The owners are hoping to sell to a good match for Stanley and not an oil company that would eliminate rooms for Stanley events, etc. Your web site will help find a good match.

Enclosed is the fact sheet on the business. Please have inquiries sent to me at e-mail [pennyln99@aol.com](mailto:pennyln99@aol.com) or they can telephone me at 941-721-7393, or 772-485-9922.

Again, our sincere thanks for your assistance.

Sincerely,



Ellen Bachman

Eb:

Attachment

## NORTH DAKOTA OIL PATCH BUSINESSES FOR SALE

Rising sun Investments, LLC ("Seller") is offering for sale the following businesses and real estate located in Stanley, North Dakota (County Seat for Mountrail County):

- a) Fully operational and staffed Motel (The Painted Horse Motel)
- b) Fully operational and staffed Bar (The Drafthorse Pub)
- c) Fully operational Café (The Painted Pony Café)
- d) Two undeveloped adjacent lots.

This is the only motel/bar/restaurant combination located in the center of the Bakken Oil Boom, miles from any competition.

### ***THIS TRANSLATES INTO EXTREME INCOME POTENTIAL!***

The real estate is legally described as: Lot 1, Block 5, Evans Addition to the City of Stanley, Mountrail County, North Dakota, AND Outlot 2 of the NW/4, Section 28, Township 156 North, Range 91 West, Mountrail County, North Dakota.

### **FULLY OPERATION AND STAFFED MOTEL:**

\*90-100% Fill Rate! Full or close to capacity every night and has been so for several years.

\*Features: 19 Singles/15 Doubles/3 King Suites/2 Queen Suites & 1 One Bedroom Fully Furnished  
Apartment

\*Rooms recently refurbished – each including New Beds, Flat Screen Televisions with built-in DVD Players, Refrigerators and Microwave Ovens; Suites and Apartment also include new furniture and appliances.

\*Vending and Guest Laundry

\*2 Fully Equipped Housekeeping Rooms

\*Excellent Location – On the corner of Highway 2 and 4<sup>th</sup> Street (One of only two main roads leading into Stanley, North Dakota)

\*New Air Conditioning and Heating System in Motel – Most Room Air Conditioners and Heaters have also been updated.

\*New Boiler; Newer Roof; Freshly Painted Interior & Exterior; New Carpeting Throughout

\*Maintenance Room with Tools, Supplies and Replacement Heating & Air Conditioning Units, Refrigerators, Microwave Ovens & Plumbing Supplies

### **FULLY OPERATIONAL AND STAFFED BAR:**

- \*Excellent location and Established customer base
- \*Large 72' X 32' Outside Beer Garden (Designed and built to be fully enclosed if desired)
- \*4 Flat Screen Television Monitors
- \*Drive-up Liquor Store
- \*Large Walk-in Cooler; Glass Front Display Cooler; 2 Bottle Coolers; Triple Frozen Drink Machine; Frozen Jaegermeister Dispenser
- \*Pool Table, Dart Machines, Video Games, ATM Machine & Bose Jukebox provided by LeFleur's of Minot

### **FULLY OPERATIONAL CAFÉ:**

- \*Can be run as a café or easily converted back to a Gas Station & Convenience Store
- \*All appliances are new and include new freezers, refrigerators, stoves, 48" natural gas griddle with 2 side gas burners, new fire suppression system, new central air conditioning
- \*Completely furnished (even includes dishes & cookware)

### **TWO UNDEVELOPED ADJACENT LOTS:**

- \*Enough room to double number of motel rooms or add a steakhouse, gas station and/or convenience store!
- \*Front lot has highway exposure and the 4<sup>th</sup> Street access road traffic.

**SELLER RESERVES ALL MINERAL RIGHTS, INCLUDING RIGHTS OF INGRESS AND EGRESS FOR EXPLORATION PURPOSES.**

**FOR YEAR-TO-DATE P & L'S AND/OR ADDITIONAL INFORMATION, PLEASE CONTACT ELLEN BACHMAN  
941-721-7393 or 772-485-9922.**